

American Venture Industrial Company Is Fabricating the Way to Success

one-to-two-week timeframe so that auto production can resume on schedule.



Utilizing sheet metal experience they earned throughout the Midwest, Richard Winkler and his son Matthew teamed up to form the American Venture Industrial Company (AVI) in December 1993. AVI specializes in sheet metal fabrication with an emphasis on paint finishing systems for the automotive industry. The company is also able to do any and all custom metalwork, including heavy structural steel and decorative handrails.

One of the company's major accounts is with Toyota Motor Manufacturing in Georgetown, Kentucky, at which AVI maintains a full-time crew. When the Toyota plant shuts down each July and December, AVI's job is to replace any aged or degraded systems within a

AVI employs between 25 and 40 people, with levels peaking during the Toyota seasonal shutdowns. Many of the employees are located at Bluegrass Station, which serves as AVI's headquarters, in addition to an office staff in Frankfort and the Georgetown crew.

The company relocated three times in seven years, including a lease of Building 147 at Bluegrass Station from 1996 until 1998. Their experiences led the Winklers to conclude that Bluegrass Station offers the best possible value, as well as the best location for its employees, who like working close to Lexington. Thus, AVI returned to Bluegrass Station at the beginning of 2000 when the company signed a lease for Building 140, which is one of the distinctive silver hangars. Soon thereafter, AVI leased Building 190 and the second hangar, Building 141.

Are you interested in the services that AVI has to offer? Feel free to contact the Winklers at their office in Building 140, at (859) 293-3481.





From the desk of the Director...

TO THE BLUEGRASS STATION FAMILY OF TENANTS AND EMPLOYEES

Spring is a time for beauty, rejuvenation, and growth. Thus, it's a perfect time for Bluegrass Station (BGS) to sing about what we're contributing to the new season.

BGS Division has beautified the installation by removing the standing concrete railroad bridge abutments on 2nd Avenue; demolishing the old water plant building on the corner of B Street and 2nd Avenue; and by beginning to tear down the old dilapidated club building at Club Road. All of these measures will make BGS more attractive for our tenants and visitors.

Two other activities that the Division recently completed that are certainly more beautiful than potholes, and can also be considered rejuvenation, is the recent repair and blacktop overlay of some of our streets and parking lots. We had hoped to do this previously, but were delayed due to winter's early arrival.

Other rejuvenation activities include the following:

- ✕ Beginning the installation of an elevator at the rear of Building 1, located at 15th Avenue, for the Defense and Finance Accounting Service (DFAS) offices;
- ✕ Nearing completion of the renovation of the former women's barracks at Building 25, located at the corner of B Street and 1st Avenue, into additional offices for Joint Support Operations (JSO) staff;
- ✕ Continuing the installation of heat, air conditioning, overhead doors, and additional lighting, plus the demolition of old overhead equipment and repainting in Building 4's "G" and "F" bays, which will be occupied by the Kentucky Logistics Operation Center (KyLOC) for military clothing distribution; and
- ✕ Completed renovation of the offices in Building 241, located at Club Road.

Speaking of Building 241, part of the BGS growth this spring includes the leasing of offices there to the Donna Daniels Agency, which brokers tractor-trailer transportation services, as well as an office to the University of Kentucky (UK) Dental College. Another new tenant is J&T Electronics, who recently leased two bays (15,424 square feet) in Building 101. We extend a hearty welcome to these new tenants!

Continuing the growth spurt this spring are some current tenants. The Hance Marcum Company, which is located in two bays of Building 101, has now added a lease of Building 100, and Shearer Mobile Storage, which occupies a lot near Building 133, has recently expanded into Building 152.

These and BGS's other tenants have combined to maintain and create a total of more than 1,300 full-time jobs at the facility. That's almost 100 more employees at BGS now than there was a year ago.

The last newsletter mentioned the possibility of bringing daycare/childcare services to BGS. Your positive responses to our survey have led to the preparation of a "Request for Proposal" that allows service providers to express their interest. Our plans are to choose an experienced professional and have the service available within 90 to 120 days. We'll be sure to keep you updated in the "Station Master."

Until next time, enjoy the beautiful spring weather, the running horses, and/or all of nature in bloom!

STATION MASTER PUBLISHED QUARTERLY 2001

Governor
Paul E. Patton

Bluegrass Station Director
W. Cleland White III

The Adjutant General
MG John R. Groves, Jr.

Editor - Alisa Young

Office of Management
& Administration
Executive Director
Larry C. Barker

Layout - Melody Rutherford

Station Master News

Bluegrass Station Division
5751 Briar Hill Road
Lexington, KY 40516-9721

(859) 293-4212

DSN 745-4212

FAX (859) 293-4215

Website: www.bluegrass-station.com

Email: Stationmaster@bluegrass-station.com

PAID FOR
WITH
STATE FUNDS

FOR LEASE

Building	Description
228	Small warehouse/office *4,113 sq. ft. *Rest rooms available
241	Office suites *Divided into several self-contained offices for start-up/existing businesses. Kitchen with small break area.
16	Storage/Light Industrial *1 bay available @ 22,092 sq. ft. *Large open area with high ceilings.

